



COVER PAGE

NAME:

ADDRESS:

PHONE #/EMAIL ADDRESS:

SIGNATURE



NOTICE TO BIDDERS

Pursuant to I.C. 36-7-14-22.8 the Commission may hold, use, sell, exchange, lease, rent or otherwise dispose of the property according to law.

The City of Gary Redevelopment Commission will receive sealed bids from November 13th, 2020, beginning at 9:00 a.m. until December 2nd, 2020 at 3:00 p.m. at its office at 504 Broadway, Suite 200, Gary, Indiana 46402 for the acquisition of the real estate hereinafter described:

See attached list

This Notice to Bidders is made pursuant to I.C. 36-7-14-22.8 (e) (1). Bids will be subject to the conditions set forth in the statute and as set forth herein. This real estate is to be used for the highest and best use to benefit economic development for the City of Gary and the Redevelopment Commission. The parcels offered have been determined to be part of a New Opportunity Area via Resolution # 3926 and intends to dispose of the described real estate to the most responsive and responsible bidder as determined by the parameters of the program.

Complete submittal procedures are listed in the RFP posted on the City of Gary's Redevelopment Department webpage (<https://gary.gov/redevelopment/city-properties/>) under Aetna: Re-Imagine Gary Rehab One, Get Two Free.

Bids submitted by a trust must identify each: (a) beneficiary of the trust; and (b) settler empowered to revoke or modify the trust.

The Redevelopment Commission reserves the right to reject any and all bids, to waive any non-substantive formalities and to make the award to the highest and best bidder. The Redevelopment Commission shall take into consideration the following factors:

- (1) The size and character of the improvements proposed to be made by the bidder on the real property bid on.
- (2) The bidder's plans and ability to improve the real property with reasonable promptness.
- (3) Whether the real property when improved will be sold or rented.
- (4) The bidder's proposed sale or rental prices.
- (5) The bidder's compliance with IC 36-7-14-22 (d)(3).
- (6) Any factors that will assure the commission that the sale or lease, if made, will further the execution of the redevelopment plan and best serve the interest of the community, from the standpoint of both human and economic welfare.
- (7) Parameters set forth by the Re-Imagine Gary Rehab One, Get Two Free program documents

Upon the execution of a contract providing for the disposition of the property as herein defined to the successful bidder, a certified check representing the first month's payment, made payable to the City of Gary shall be provided to the Redevelopment Commission for the purpose of securing the disposition of the subject real estate, and shall be submitted with the contract. Pursuant I.C. 36-7-14-22.8, the Redevelopment Commission will accept offers for the purchase, lease, or alternative means of conveyance. All bids must be submitted at the offices of the City of Gary Redevelopment Commission, 504 Broadway, Suite 200, Gary, Indiana. For questions, please contact Jeraldine Williams, Executive Secretary, at (219) 886-1531.

City of Gary Redevelopment Commission
By: AJ Bytnar, Executive Director



Program Guidelines: Re-Imagine Gary Rehab One, Get Two Free (Pilot)

In order to be eligible for the program award a respondent must include the following:

- complete offer sheet with general plan for typical lot size (~5,000 sq. ft./ 50' by 100' with no alley)
- include documentation showing ability to rehab or build house (e.g., past projects, funding source, project team.)
- Complete affidavit acknowledging the parcel cannot be used as collateral for any loans and sign a reversionary deed in the event the awardee does not comply with agreed upon program parameters.
- General Business License in the City of Gary
- state whether the project will be for sale or lease

Once selected as an eligible respondent:

- All contractor's working on the project must provide proof of being licensed through the City of Gary Building department
- Must comply with all local building and zoning code
- Must order a staked survey to verify property boundaries and existing easements. Prior to submitting for building permits, the Redevelopment staff will review site plan/survey for compliance with program parameters.
- for new construction, all units must be at least 1,000 finished sq. ft., the front façade must have breaks that include window projections, wall plane offsets, projecting covered front porch or similar design features.
- New/rehab front yard must include landscape plan of at least 1 native tree and plantings at the foundation of the house.
- New/rehab must include 3 out of the following list of exterior features
 - covered front porch of at least 50 sq. ft.
 - 20 % front façade of masonry/stone
 - one car garage (attached or detached)
 - rear porch/deck of at least 100 sq. ft.
 - 6 ft. wood/vinyl rear yard fence
- Complete project within 9 months of closing date or forfeit the property

All bidders deemed compliant based on above criteria will be placed into the lottery pool for available properties. Once the pool of eligible bidders has been established, each respondent will be initially awarded a single buildable parcel by the Redevelopment Commission. The respondent after completing the first project will be eligible to choose two additional buildable lots. If the respondent completes the two additional lots in the timeframe stipulated, they can negotiate with the Redevelopment Commission for a to be determined number of lots.

The parcels in this program as being offered as-is and for \$0. The respondent is responsible for all survey, title work, closing & recording fees.



PROPOSAL FORM

TO: City of Gary
Redevelopment Commission
504 Broadway, Suite 200
Gary, Indiana 46402

SIR OR MADAM:

The undersigned (referred to as the “Bidder”) has familiarized himself or herself with the present conditions on the subject site, as hereinafter designated and with the offering documents:

1. Notice to Bidders
2. Instruction to Bidders
3. Proposal Form
4. Offering Sheet

The Bidder certifies his/her or its desire to participate in the development of the said tract or tracts of land pursuant to the federal, state, and local legislation, ordinances, regulations and usage referred to in the offering documents, and hereby offers and proposes to purchase the parcel of land identified in the offering documents (hereinafter referred to as the “Project Land”).

Attached hereto as Exhibit A and to be considered a part of this offer to purchase, is a narrative description of the proposed plan of development of the Project Land identified on the Offering Sheet, describing the exact nature and character of the improvements proposed and the use thereof.

Acceptance or rejection of this proposal shall be made on record at a regular meeting of the City of Gary Redevelopment Commission. The highest and best bid will be accepted and will require the approval of the Redevelopment Commission.

In submitting this offer to purchase, it is understood that the right to reject such offer is reserved by the City of Gary Redevelopment Commission. The Bidder understands that upon the award of this bid, the Redevelopment Commission intends to negotiate a Development Agreement with the Bidder to reflect the terms of the proposed development of the Project Land. The Bidder will have the opportunity to conduct due diligence during the negotiation period.

The Bidder further agrees to execute a contract for the purchase of the Project Land in the form submitted by the Redevelopment Commission and to submit with the purchase contract a Certified Check made payable to the City of Gary.

The Bidder agrees to develop and use the above-identified parcel of land in conformity with any Federal and State statutes and City ordinances applicable to the Bidder’s improvement plan and the Development Agreement.



City of Gary
Redevelopment Commission

Within thirty (30) days after the purchase contract is executed, the undersigned must pay the balance of his/her bid in full within thirty (30) days. **(IT IS UNDERSTOOD IN THE EVENT A BIDDER DOES NOT PAY THE FULL BALANCE WITHIN THE DESIGNATED TIME PERIOD, THE EARNEST MONEY IS FORFEITED BY THE BIDDER.)** Upon closing, the Bidder shall accept the premises in as is condition with no warranties or representations other than warranty of title. The Bidder shall be responsible for the payment of all real property taxes assessed against the property. The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16.

It is agreed that the good faith deposit of the Bidder may be refunded by the Redevelopment Commission and that the Redevelopment Commission may withdraw from the sale of the Project Land at any time prior to the conveyance of title and possession of said property by reason of inability of the Redevelopment Commission to convey good title to the parcel or parcels or by reason of the Redevelopment Commission being enjoined or prevented from so doing by any order or decision or act of any judicial, legislative or execution body having authority in the premises.

Dated this ____ day of _____, 2020.

Corporation, Firm or Company

Signature of Official

Title of Official

Address of Company



EXHIBIT A
FINANCIAL ANALYSIS AND FINANCING PLAN

NOTE: Except for offeror's pro-forma, which shall be inserted into a separate envelope that is marked "Confidential Proprietary Information" and included with the proposal package, all documents submitted in response to this RFP, including, without limitation, the executive summary, will be considered public documents subject to Indiana statutes governing access to public records, Ind. Code § 5-14-3 et. seq., after negotiations with the Award Recipient(s) conclude.

This section of your proposal should include, at a minimum, the following:

1. Construction costs, generally broken out into the following major categories:
 - i. land acquisition (proposed purchase price from the City);
 - ii. soft costs
 - iii. utility costs (acquisition and relocation, if necessary); and iv public space, sidewalk and/or path improvements consistent with requirements of the Comprehensive Plan and Municipal Code.
2. Financing Costs.
3. Demonstration of applicant's ability to fund the project and financial responsibility. Specifically identify private equity, financing, etc.
4. Contingencies and project equity investment.
5. Project pro forma (which shall be enclosed in a separate envelope marked "Confidential Proprietary Information" and included with the proposal).
6. Letters of interest or support from interested tenants in the project to be constructed.
7. Portfolios of past, similar experience, letters of recommendation and other documents establishing preparedness for the project, including, without limitation, experience in public- private partnerships.



EXHIBIT B - TRANSMITTAL LETTER

Offeror: _____ City of Gary c/o:

The undersigned (“Offeror”) submits this proposal in response to the Request for Proposal for Acquisition and Development of City Property (dated November 13th, 2020 (“RFP”) issued by the City of Gary, Lake County, Indiana (“City”). Offeror represents and warrants that it has read the RFP and any addenda and agrees to abide by the contents and terms of the RFP.

Offeror understands that the City is not bound to negotiate with any Offeror and may reject each response that it receives. Offeror further understands that all costs and expenses incurred by it in preparing this proposal will be borne solely by offeror. Offeror understands that any documents, work product, or proprietary information submitted to the City in response to this RFP or throughout the RFP process shall become the sole and exclusive property of the City and the City.

Offeror acknowledges and agrees that the City reserves, at all times in connection with this RFP, all rights available to it under applicable law, including without limitation, with or without cause and with or without notice, the right to the following: (1) terminate this RFP in whole or in part at any time prior to the execution of a project agreement, (2) issue a subsequent RFP after the withdrawal of this RFP for the project or any part of the project, (3) reject any and all proposals, (4) terminate, suspend, or elect not to proceed in negotiations with offeror(s) at any time, and (5) waive any deficiencies, nonconformities, irregularities, and/or apparent clerical mistakes in a proposal. Offeror acknowledges and agrees that the issuance of this RFP does not commit the City to enter into a project agreement or proceed with the RFP process.

Offeror acknowledges and agrees that this RFP and all aspects of the process described therein shall be governed by and construed according to the laws of the State of Indiana.

By: _____ Date: _____
Its: _____



EXHIBIT C - NON-COLLUSION AFFIDAVIT

The undersigned authorized representative of offeror, being duly sworn on oath, states and affirms that neither offeror nor any other member, representative or agent of the offeror has entered into any combination, collusion or agreement with any person or entity relative to the price or other factors offered or in response to the RFP or in any way acted to prevent any other offeror from responding or otherwise submitting a proposal to the RFP. Offeror’s proposal is made without reference to any other proposal and without any agreement, understanding or combination with any other person in reference to such proposal. Further, no member of the City or City Council, or other officers of the City, or any person in the employ of the City is interested in the proposal, or the work to which it relates.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING FACTS AND INFORMATION ARE TRUE AND CORRECT.

Dated this ____ day of _____, 2020

_____ (Offeror)

_____ (Offeror’s Authorized Representative)

_____ (Signature)

ACKNOWLEDGEMENT

STATE OF INDIANA COUNTY OF _____)

Before me, a Notary Public, personally appeared the above-named and swore that the statements contained in this Non-Collusion Affidavit are true and correct.

Subscribed and sworn to me this _____ day of _____, 2020. _____

Notary Public Signature



EXHIBIT D - NO DEFAULT OR BREACH

The proposal must include an affidavit of the offeror affirming that the offeror and its affiliates are not: (a) involved in any current or pending litigation or legal disputes with any federal, state, or local governmental entity or private entity; (b) in arrears to any federal, state, or local governmental entity or private entity of any debt or contract; (c) a defaulter as surety or other obligation upon any federal, state, or local governmental entity or private entity or (d) in failure to perform faithfully in any previous contract with a federal, state, or local governmental entity or private entity in the preceding five (5) years.

EXHIBIT E - NO BANKRUPTCY

The proposal must include a signed affidavit from the offeror, affirming that the offeror and all affiliates of the offeror are currently solvent and have not, in the preceding five (5) years, voluntarily or involuntarily filed for bankruptcy or other similar insolvency proceeding.

EXHIBIT F AFFIRMATION OF NO LITIGATION OR EXPLANATION OF LITIGATION

Provide an affirmation that offeror is not currently and has not been for a period of (3) years subject to litigation, including without limitation threatened litigation. If such an affirmation cannot be made, a full description of all such litigation or threatened litigation shall be included.



OFFERING SHEET – RE-IMAGINE GARY REHAB ONE, GET TWO FREE (AETNA PILOT)
WITHIN THE AETNA NEW OPPORTUNITY AREA

PERMITTED USES: RESIDENTIAL AS ALLOWED PER ZONING CODE

CONTENT OF PROPOSAL:

Proposals should be submitted in the following order:

- A) A Completed, Approved Cover Sheet (p.1)
- B) An Executive Summary describing the bidder and the proposed use of the property.
- C) Description of the bidder's qualifications and those of the primary individuals involved in the project.
- C) Detailed project description, showing compliance with project parameters.
- D) Listing of similar projects including the following:
 - 1) Nature, types and scopes of project.
 - 2) Names(s), address(s), and telephone number(s) of person(s) who could be contacted as a reference.
- E) Proposed timetable for implementation of use of property.
- F) Proposed financing for use of property.
- G) Proposals **MUST** be in sealed envelope, which is clearly marked.



City of Gary Redevelopment Commission

ADDRESS	CITY	ZIP	PARCEL #	STATUS
924 IDAHO ST	GARY	46403	45-08-12-101-028.000-004	
3516 E 10TH AVE	GARY	46403-3408	45-08-12-128-011.000-004	
3534 E 10TH AVE	GARY	46403-3408	45-08-12-128-015.000-004	
3538 E 10TH AVE	GARY	46403	45-08-12-128-016.000-004	
3600 E 10TH AVE	GARY	46403-3410	45-08-12-128-017.000-004	
1251 DAKOTA ST	GARY	46403-3443	45-08-12-152-008.000-004	
1307 DAKOTA ST	GARY	46403-3445	45-08-12-152-015.000-004	
1268 MONTANA ST	GARY	46403-3459	45-08-12-152-031.000-004	
1326 MONTANA ST	GARY	46403-3461	45-08-12-152-036.000-004	
1265-69 MONTANA ST	GARY	46403	45-08-12-153-010.000-004	
1327 MONTANA ST	GARY	46403-3462	45-08-12-153-015.000-004	
3519 E 12TH AVE	GARY	46403-3421	45-08-12-176-004.000-004	
3525 E 12TH AVE	GARY	46403	45-08-12-176-005.000-004	
3531 E 12TH AVE	GARY	46403	45-08-12-176-006.000-004	
1019 OKLAHOMA ST	GARY	46403-3518	45-08-12-133-003.000-004	
3828 E 13TH AVE	GARY	46403-3601	45-08-12-180-020.000-004	
3912 E 13TH AVE	GARY	46403-3603	45-08-12-180-024.000-004	
3837 E 13TH AVE	GARY	46403-3602	45-08-12-182-005.000-004	
1039 ARIZONA ST	GARY	46403-3571	45-08-12-202-005.000-004	
4409 E 10TH AVE	GARY	46403-3533	45-08-12-227-003.000-004	
4425 E 10TH AVE	GARY	46403-3533	45-08-12-227-005.000-004	
4228 E 10TH AVE	GARY	46403-3528	45-08-12-201-017.000-004	
4434 E 10TH AVE	GARY	46403-3532	45-08-12-226-008.000-004	
4438 E 10TH AVE	GARY	46403-3532	45-08-12-226-009.000-004	
5526 E 10TH AVE	GARY	46403-3821	45-09-07-126-025.000-004	
5648 E 10TH AVE	GARY	46403-3824	45-09-07-201-007.000-004	
5716 E 10TH AVE	GARY	46403-3826	45-09-07-201-010.000-004	
5724 E 10TH AVE	GARY	46403-3826	45-09-07-201-011.000-004	
5849 E 10TH AVE	GARY	46403-3876	45-09-07-206-002.000-004	
5859 E 10TH AVE	GARY	46403-3876	45-09-07-206-003.000-004	
1124 S HAMILTON ST	GARY	46403-3866	45-09-07-204-026.000-004	
5819 E 10TH AVE	GARY	46403-3829	45-09-07-205-003.000-004	
1100 HAMILTON PL	GARY	46403-3860	45-09-07-205-021.000-004	
5151 E 10TH AVE	GARY	46403-3709	45-09-07-102-013.000-004	
5110 E 11TH AVE	GARY	46403	45-09-07-102-019.000-004	
5319 E 10TH AVE	GARY	46403-3713	45-09-07-127-009.000-004	
5237 E 11TH AVE	GARY	46403	45-09-07-128-005.000-004	
1150 FLOYD ST	GARY	46403-3817	45-09-07-129-017.000-004	
1158 FLOYD ST	GARY	46403-3817	45-09-07-129-018.000-004	
1166 FLOYD ST	GARY	46403-3817	45-09-07-129-019.000-004	



City of Gary
Redevelopment Commission

ADDRESS	CITY	ZIP	PARCEL #	STATUS
5421 E 10TH AVE	GARY	46403-3802	45-09-07-130-003.000-004	
1302 FAYETTE ST	GARY	46403-3813	45-09-07-176-012.000-004	
5042 E 10TH AVE	GARY	46403-3706	45-09-07-101-012.000-004	
5246 E 10TH AVE	GARY	46403-3710	45-09-07-126-008.000-004	
5310 E 10TH AVE	GARY	46403	45-09-07-126-010.000-004	
4600 E 10TH AVE	GARY	46403-3648	45-08-12-226-017.000-004	
4604 E 10TH AVE	GARY	46403-3648	45-08-12-226-018.000-004	
4614 E 10TH AVE	GARY	46403	45-08-12-226-020.000-004	
4620 E 10TH AVE	GARY	46403-3648	45-08-12-226-021.000-004	
4624 E 10TH AVE	GARY	46403-3648	45-08-12-226-022.000-004	
4700 E 10TH AVE	GARY	46403	45-08-12-226-025.000-004	
4936 E 10TH AVE	GARY	46403-3704	45-09-07-101-005.000-004	
4944 E 10TH AVE	GARY	46403-3704	45-09-07-101-006.000-004	
5018 E 10TH AVE	GARY	46403-3706	45-09-07-101-009.000-004	
1110 BENTON ST	GARY	46403-3668	45-08-12-227-044.000-004	
1142 BENTON ST	GARY	46403-3668	45-08-12-227-048.000-004	AWARDED
1150 BENTON ST	GARY	46403-3668	45-08-12-227-049.000-004	
1202 BENTON ST	GARY	46403-3670	45-08-12-227-053.000-004	AWARDED
1127 BENTON ST	GARY	46403-3669	45-08-12-228-012.000-004	AWARDED
1135 BENTON ST	GARY	46403-3669	45-08-12-228-013.000-004	
1143 BENTON ST	GARY	46403-3669	45-08-12-228-014.000-004	
1159 BENTON ST	GARY	46403-3669	45-08-12-228-016.000-004	
1024 CASS ST	GARY	46403-3745	45-08-12-228-025.000-004	
1032 CASS ST	GARY	46403-3745	45-08-12-228-026.000-004	
1042 CASS ST	GARY	46403-3745	45-08-12-228-027.000-004	
1102 CASS ST	GARY	46403-3747	45-08-12-228-028.000-004	
1110 CASS ST	GARY	46403-3747	45-08-12-228-029.000-004	
1150 CASS ST	GARY	46403-3747	45-08-12-228-034.000-004	
4717 E 10TH AVE	GARY	46403-3702	45-08-12-229-003.000-004	AWARDED
1043 CASS ST	GARY	46403-3746	45-08-12-229-008.000-004	AWARDED
1111 CASS ST	GARY	46403-3748	45-08-12-229-010.000-004	
1143 CASS ST	GARY	46403-3748	45-08-12-229-014.000-004	
1175 CASS ST	GARY	46403-3748	45-08-12-229-018.000-004	
1059 DECATUR	GARY	46403	45-09-07-102-017.000-004	
4903 E 10TH AVE	GARY	46403	45-09-07-104-001.000-004	
4923 E 10TH AVE	GARY	46403-3703	45-09-07-104-003.000-004	
1048 DECATUR ST	GARY	46403	45-09-07-104-033.000-004	
1320 DEARBORN ST	GARY	46403	45-09-07-151-004.000-004	
1333 MONTANA ST	GARY	46403-3462	45-08-12-153-016.000-004	

Pilot Program Initial Round Properties and Pictures

5859 E 10TH AVE GARY IN 46403



5819 E 10TH AVE GARY IN 46403



1100 HAMILTON PL GARY IN 46403



5724 E 10TH AVE GARY IN 46403



5716 E 10TH AVE GARY IN 46403



5648 E 10TH AVE GARY IN 46403



5526 E 10TH AVE GARY IN 46403



5421 E 10TH AVE GARY IN 46403



1166 FLOYD ST GARY IN 46403



1158 FLOYD ST GARY IN 46403



1150 FLOYD ST GARY IN 46403



1302 FAYETTE ST GARY IN 46403



5237 E 11TH AVE GARY IN 46403



1158 FLOYD ST GARY IN 46403

5319 E 10TH AVE GARY IN 46403



5310 E 10TH AVE GARY IN 46403



5246 E 10TH AVE GARY IN 46403



5230 E 10TH AVE GARY IN 46403



5151 E 10TH AVE GARY IN 46403



5134 E 10TH AVE GARY IN 46403



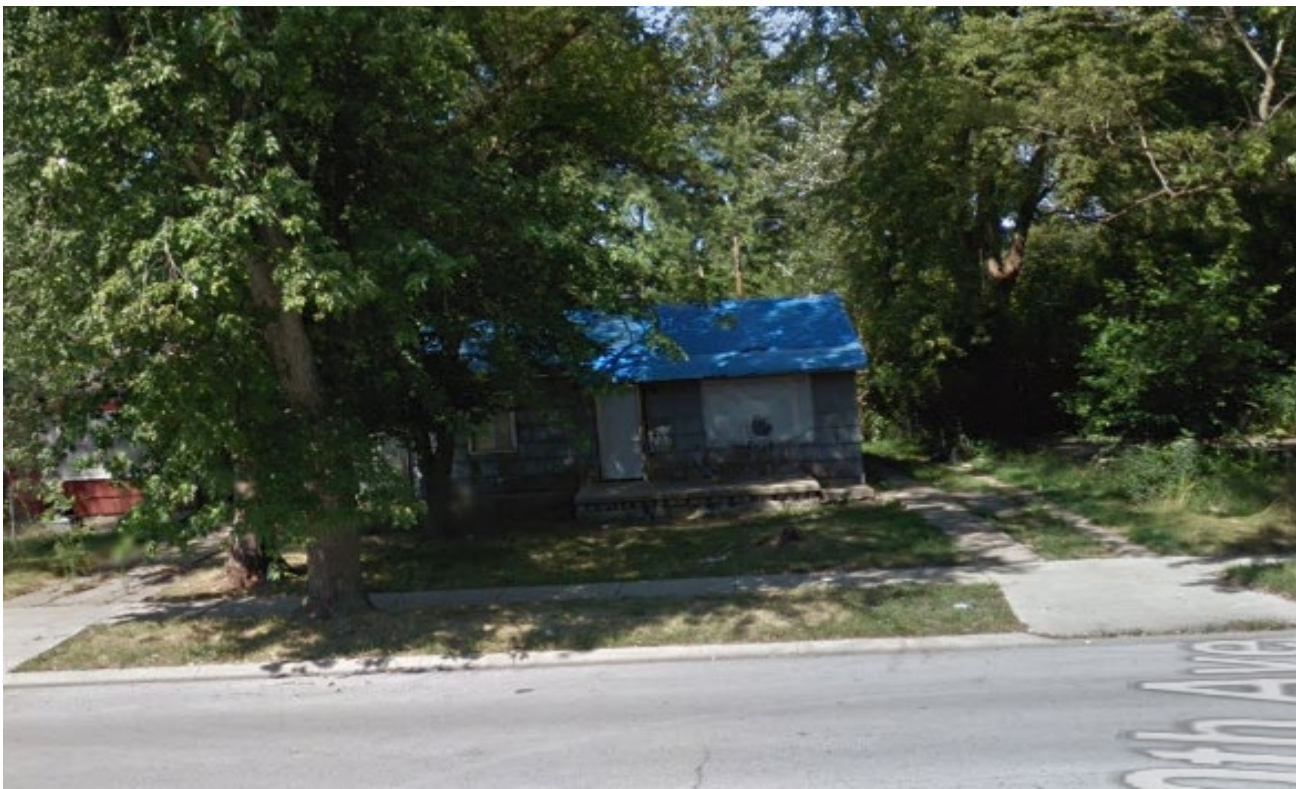
5050 E 10TH AVE GARY IN 46403



5018 E 10TH AVE GARY IN 46403



4944 E 10TH AVE GARY IN 46403



4936 E 10TH AVE GARY IN 46403



5110 E 11TH AVE GARY IN 46403



1059 DECATUR ST GARY IN 46403



1124 S HAMILTON ST GARY IN 46403



1048 DECATUR ST GARY IN 46403



4923 E 10TH AVE GARY IN 46403



4903 E 10TH AVE GARY IN 46403



1320 DEARBORN ST GARY IN 46403

